

UP RERA REGISTRATION NO.
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Website: www.up-rera.in



A/c Name: SANTUARIO BLU PVT LTD COLLECTION ACCOUNT FOR FORESTA | IFSC: ICIC0001020
A/c No.: 102005003367 | Bank & Branch: ICICI BANK, EKTA NAGAR, BAREILLY
Launch Date: 20th June, 2026
Note: All payment shall be deposited in the Collection account only.

Foresta



What if
life had no script?

What if

life was meant to be felt,
chased, stumbled upon,
embraced?





Come lose the *Script.*
Live a story
that only
you can write



No lines.
No limits.
Just life,

Unfolding





Foresta

Bareilly's
boldest
chapter in living.



Where
your life doesn't
follow *Trends*
It sets them.



This is more than an

Address.

It's a wake-up call.
To the city. To the skyline.
To what home can be.

Foresta doesn't just add to Bareilly's skyline, it transforms it. Bold, refined and unlike anything the city has seen, it redefines the very idea of what a home can mean. This is not about owning an address. It's about belonging to a landmark.

An aerial photograph of a town at sunrise. The sun is low on the horizon, casting a warm, golden glow over the entire scene. The town is nestled in a valley, with a mix of residential buildings and lush greenery. A prominent road runs diagonally through the town. In the foreground, there are large, vibrant green fields. The background shows rolling hills and a hazy atmosphere.

Some cities
follow the script,

Bareilly's
flipping
the page.

The *Foresta* *Manifesto*

No blueprints. No rules.
Just a vision – of what
living can feel like.

At Foresta, we reimagine home not as concrete and walls, but as an unfolding story: free, organic, alive. Every corner is designed to let life flow naturally, blending Bareilly's skyline with the timeless calm of nature. Your life doesn't follow a script here. It writes its own.



The Numbers

Simple.
Striking.
Unforgettable.

Sometimes, the numbers speak louder than words. Four towers rising across (client yet to confirm) acres. Just 374 exclusive homes. Over thoughtfully curated amenities. Every figure is a statement of scale, of detail, of intent. Because luxury isn't in the excess, it's in the essence.

2 & 3 BHK Residences

374
Homes

2 & 3 Bhk
Residences

3.65
Acres

20+
Amenities

04
Towers





Foresta
BAREILLY

Four Towers.
One

Statement.

Foresta isn't built
to impress.
It's built for *you*
to express.

This is not a home you adapt to, it adapts to you. From spacious layouts to thoughtfully crafted common spaces, Foresta invites you to shape your lifestyle your way. Your personality finds a canvas, your rhythm finds its pace and your life finds its fullest expression.



A person wearing a helmet and dark clothing is riding a road bike on a paved path that curves through a lush, green park. The scene is bathed in the warm, golden light of sunrise or sunset, with long shadows cast across the path. In the background, a tall, modern building is visible through the haze. The path is flanked by well-manicured lawns and various trees, including palm trees. The overall atmosphere is peaceful and serene.

A million
possibilities
in every

Corner.

Foresta is a living landscape of endless experiences. Morning jogs that begin under tree canopies. Evenings that unfold at the Skygarden. Weekends spent where leisure, wellness and community come together. Every corner opens up to a new possibility, waiting for you to discover.



Swimming Pool
With Deck

Kids' Play Area





Barbecue Gazebo

Gymnasium
With Sauna





Yoga Space



Pickle Ball



Car Charging Zone



Rooftop Flower Garden & Sit-out | 24X7 CCTV Security



Sauna



Muga Court (Basketball and Lawn Tennis)



Indoor Games (Table Tennis, Billiards & Foosball)



Your *Layout.*

Your rhythm.
Your rules.

At Foresta, we don't dictate how you live, we enable it. The spaces are fluid, the designs intuitive and the flow effortless. Every detail is crafted to let you shape your home into what feels right for you. Because true luxury is freedom. The freedom to live life your way.



Site Plan



Podium Plan



Terrace

Floor Plan





Proof
that the
Dream
is real



Balcony



Living Room



Bedroom

Bareilly's
New
centre of
gravity

MORADABAD - BAREILLY EXPRESSWAY

Foresta



Sacred Hearts
Public School



The Grand Nirvana
Hotel & Resort



Izzatnagar
Railway Station



Airport
Office



Bareilly
Airport



BAREILLY - NAINITAL ROAD

Fun City
Amusement Park



Phoenix United Mall



Gangasheel
Hospital



Shrinath
Medicity Hospital



Bareilly
College



Bareilly Satellite
Bus Stand



Foresta

Sacred Hearts
Public School
0.1 KM

Moradabad-Bareilly
Expressway
0.7 KM

Bareilly Nainital Road
0.1 KM

The Grand Nirvana
Hotel & Resort
1.35 KM

Airport Office
1.3 KM

Izzatnagar
Railway Station
3.6 KM

Fun City
Amusement Park
4.18 KM

Phoenix United Mall
5 KM

Gangasheel Hospital
6 KM

Medicity Hospital
7 KM

Bareilly College
9 KM

Bareilly - Satellite
Bus Stand
9.3 KM

A lifestyle

Mapped

to convenience

Nothing
is *Standard*
About
These
Standards

STRUCTURE

Structure designed with the highest seismic considerations for the zone as stipulated by the BIS code and for better safety.

FOUNDATION

Reinforced concrete footings & columns.

ALL BEDROOMS

Flooring/Skirting:
Vitrified tiles 600x600 mm flooring

Wall finished:
Acrylic emulsion on Putty finish.

Ceiling:
Oil bound distemper.

LIVING / DINING ROOM:

Flooring/Skirting:
Superior quality vitrified tiles 1200x600 mm

Wall finished:
Acrylic emulsion on Putty finish.

Ceiling:
Oil bound distemper.

TOILETS:

Flooring/Skirting:
Antiskid ceramic tiles

Wall finished:
Ceramic wall tiles up to dado level (approx. 2100 mm)

Ceiling Finishes:
Oil-bound distemper with false ceiling

Counter: Granite/Marble
Sanitary Ware: Premium quality range

STAIRCASE (MAIN & FIRE):

Flooring: Kota Stone / Indian Stone

Railing: Painted M.S. Railings

Wall Finishes: Oil bound distemper on plaster.

KITCHEN

Flooring / Skirting:
Antiskid ceramic tiles

Wall Finishes:
Acrylic emulsion paint in
the balance area

Ceiling:
Oil bound distemper
with part false ceiling.

UTILITY ROOM/TOILET

Flooring/Skirting:
Tiles of Standard Make

Wall & Ceiling:
Oil Bound Paint on Putty finish.

Toilet/Sanitary:
Tile on the wall upto dado level
with CP Fitting & Chinaware

CP. FITTING AND ACCESSORIES:

Cera / Roca /Jaguar or equivalent
Toilet fittings / single leverfitting
in all toilets.

Provision for geyser installation.

LIFT LOBBY:

Flooring:
Granite / Marble / Tiles

Wall Finishes:
Granite / Marble / Tiles upto 2100 mm
on lift side wall and acrylic emulsion Paint
in balance area.

Ceiling:
Oil bound distemper.

COMMON PASSAGE:

Flooring: Vitrified tiles 600x600 mm flooring

Wall Finishes: Acrylic emulsion paint

Ceiling Finishes: Oil bound distemper.

PODIUM FLOOR ENTRANCE LOBBY & AT STILT FLOOR

Flooring/Skirting:
Tiles/Granite/Marble.

Wall Finishes:
Acrylic emulsion paint

Ceiling:
Gypsum false ceiling with
Acrylic Emulsion paint.

Skirting/dado: Same as flooring

DOORS:

Main Entrance Door:
Engineered laminated frame with
laminated door shutters

Internal Doors:
Engineered laminated frame with
laminated door shutters

Hardware:
Locks, Handles and knobs
(Mortise and Cylindrical locks)
from reputed makes and brands.
High quality steel/brass hardware

WINDOWS AND EXTERNAL GLAZING

Structure designed with the
highest seismic considerations
for the zone as stipulated by the
BIS code and for better safety.

UPVC windows with
clear/toughened glass.

EXTERNAL WALL FINISH

Exterior grade paint from reputed
makes and brands.

ELECTRICAL WIRING AND INSTALLATIONS

Fixtures & Fittings:
ISI mark switches / sockets, distribution boxes and
circuit breakers from standard makes and brands

Wiring:
ISI mark concealed conduits with copper wire

Plumbing:
ISI mark CPVC water supply pipes with standard valves
and accessories

Security System:
CCTV surveillance, EPABX,

LIFT AND INSTALLATIONS:

Make & Fittings:
KONE/ SCHINDLER/ OTIS/MITSUBISHI

EV CHARGING

Provision for EV Charging

Beyond *Boundaries*

Beyond,
Expectations

With a presence spanning India, Thailand, Switzerland, the UK and the UAE, 1- OAK seamlessly blends global sophistication with meticulous craftsmanship. Guided by values of passion, precision and a relentless pursuit of perfection, we don't just create homes - we curate lifestyles.

Backed by strategic FDI investment and an innovative team, every 1- OAK project is a testament to refined living and exceptional value. Welcome to a world where every detail is designed to inspire.

ONGOING PROJECTS



Eden @I
India



HYATT REGENCY
India



PANARA @ THEPHARAK
Thailand

COMPLETED PROJECTS



ATMOS



KINGSLAND HOTEL



RAMADA BY WYNDHAM



ONE OF A KIND

OFFICE ADDRESS

5TC/G5/5 5th Floor, Cyber Heights,
Vibhuti Khand, Gomtinagar,
Lucknow, Uttar Pradesh 226010

SITE ADDRESS

Nainital Road,
Next to Sacred Heart School,
Karampur Chaudhary,
Bareilly - 243202

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The sizes/shapes/positions of opening ducts, balconies and landscape are subject to change. Room Sizes indicated structural sizes and actual sizes may vary due to finishes. Areas mentioned subject to change after finalisation of services and structural design. The furniture shown in the drawing is only to indicate the space available and the likely position of electrical points.

All plans, specifications, artistic renderings, and images shown in this brochure are only indicative and are subject to change as decided by the company or directed by any competent.